Industrial Flex | For Lease

CBRE

Lombardo Business Park

10,000 SF End-Cap High Profile Flex Space for Immediate Occupancy

5480 Cloverleaf Parkway
Valley View, OH 44125



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Property Overview



Suites 1 & 2

+ 10,000 SF
  2,540 Office &
  7,460 Warehouse
  with 2 Docks/2 Drive-Ins
+ Recently renovated, New LED lights
+ New 7.5 Ton RTU HVAC Unit
+ Four (4) new Fourteen Inch (14") Destratification Fans with separate temp controls for temperature balancing in warehouse
+ Rental Rate: $8.95 psf NNN
+ NNN: $3.15 psf

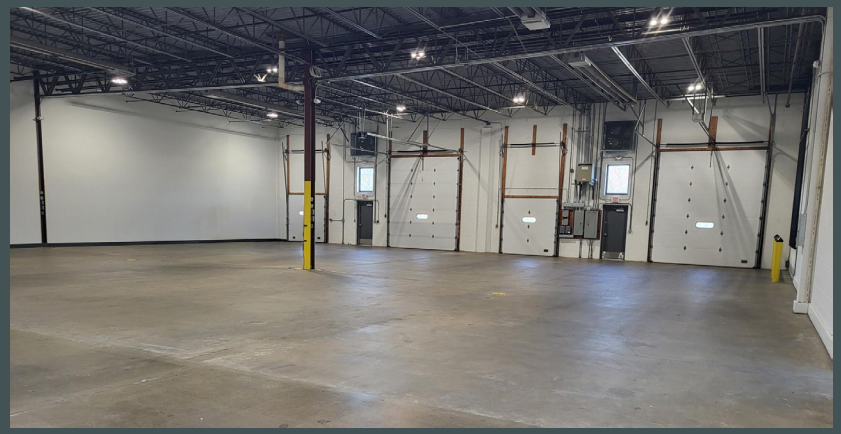
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Property Overview

Property Highlights

- Central Cuyahoga County Location (I-480/I-77)
- All Masonry, quality construction
- 19 ft clear
- Fully sprinkled
- Ample free surface parking
- Dedicated fleet parking
- Professional onsite management
- Pro Business community (Valley View)
- Low real estate taxes and operating expenses: $3.15 psf (2026)



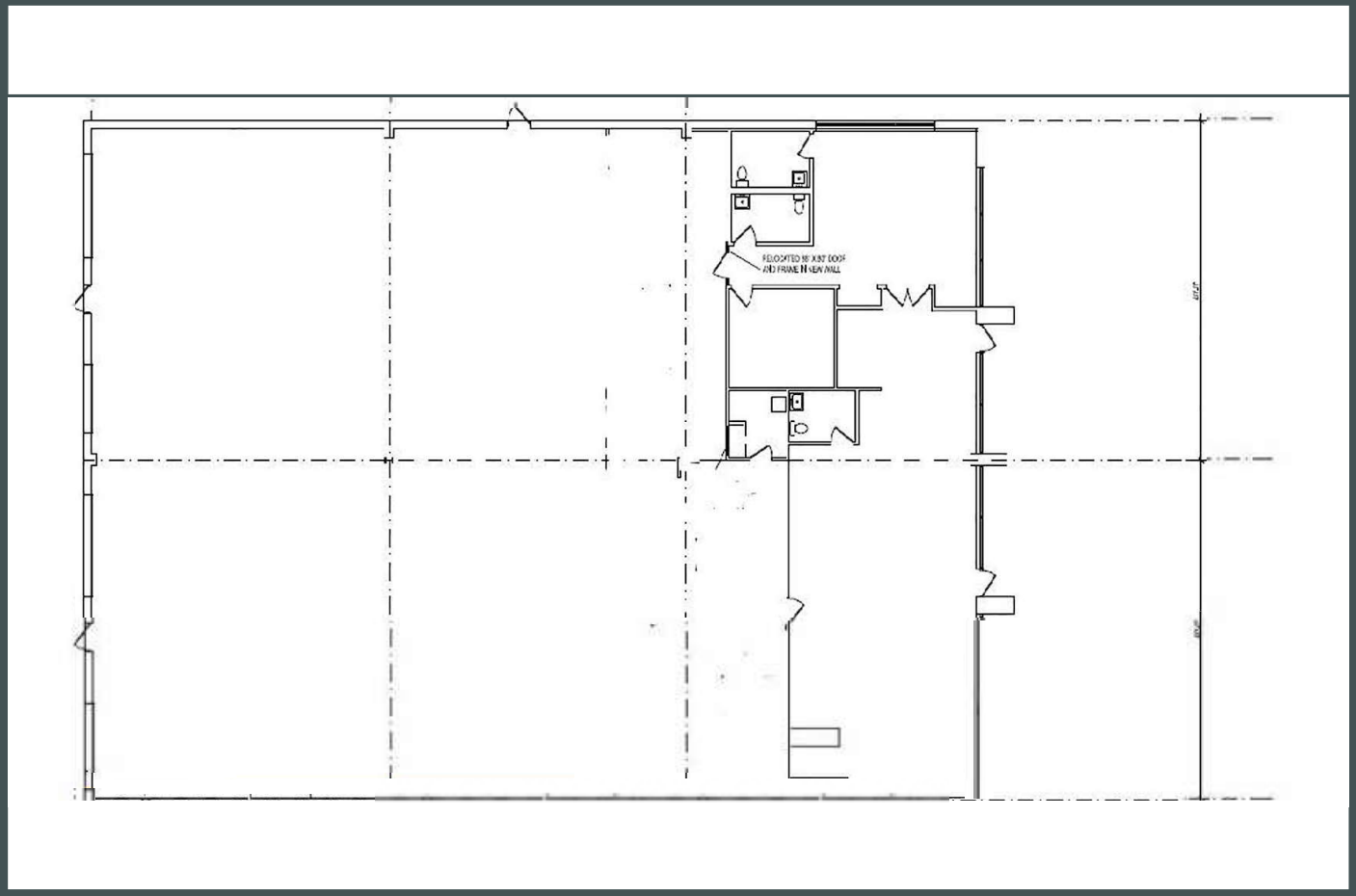




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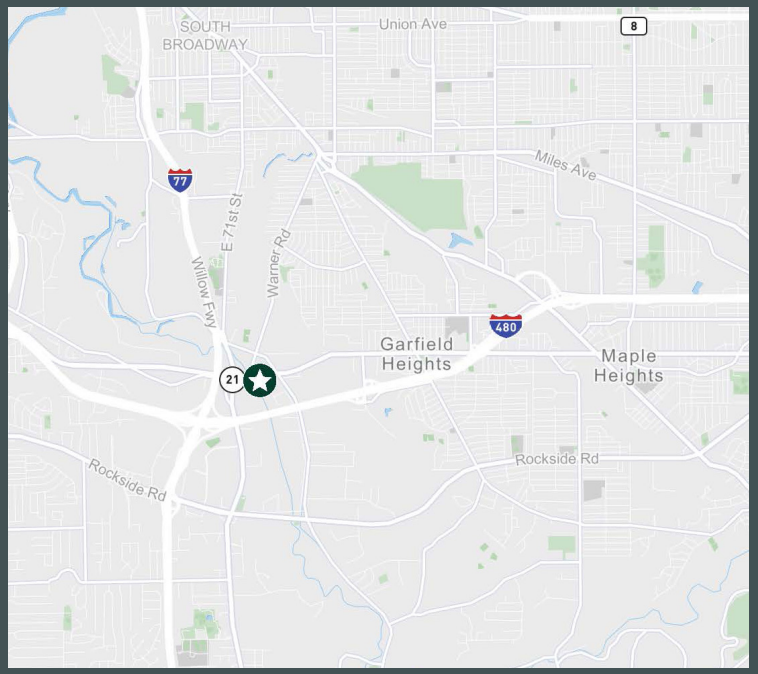
Floor Plan: Suites 1 & 2



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Property Overview



Demographic Overview

5 Mile Radius

$64,063
Avg. Household Income

7,079
Employees

237,830
Population

102,528
Households

$156,960
Avg. Housing Value

41.6
Median Age

Contact Us

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